

APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND  
SUMMARY SHEET

CB BAL

APPLICANT: Hamilton County Park District CODE # 061-02037

DISTRICT NUMBER: 2 COUNTY: Hamilton DATE 6/30/03

CONTACT: Ross Hamre PHONE # (513) 728-3551, Ext. 256

FAX: (513) 521-2896 E-MAIL rhamre@greatparks.org

PROJECT NAME: Northside Woods Tracts Acquisition

ELIGIBLE APPLICANT

(Check Only 1)

- ☐ A. County (1)
- ☐ B. City (2)
- ☐ C. Township (3)
- ☐ D. Village (4)
- ☐ E. Conservancy District (6)
- ☐ F. Soil & Water Conservation District (7)
- ☐ G. Joint Recreational District (8)
- ☒ H. Park District/ Authority (9)
- ☐ I. Nonprofit Organization (10)
- ☐ J. Other \_\_\_\_\_ (11)

PROJECT TYPE

(Check Largest Component)

- ☒ A. Open Space (7)
- ☐ B. Riparian Corridor (8)

PRIMARY PROJECT EMPHASIS 4

(Choose a category from Attachment A which most closely describes our primary project emphasis.)

ESTIMATED TOTAL

CLEAN OHIO CONSERVATION

PROJECT COST (from 1.1f): \$255,999.30 FUNDING REQUESTED: (from 1.2e) \$123,521.99

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ \_\_\_\_\_

FOR OPWC USE ONLY

PROJECT NUMBER: \_\_\_\_\_

APPROVED FUNDING: \$ \_\_\_\_\_

Local Participation \_\_\_\_\_%

Project Release Date: \_\_\_\_\_

Clean Ohio Fund Participation \_\_\_\_\_%

# 1.0 PROJECT FINANCIAL INFORMATION

## 1.1 PROJECT ESTIMATED COSTS: TOTAL DOLLARS

(Round to Nearest Dollar)

In Kind  
Dollars  
(See definition in instructions.)

- a.) Acquisition Expenses: \$ 238,902.50
- Fee Simple Purchase \$ 209,359.30
- Easement Purchase \$ \_\_\_\_\_
- Other Earnest Money \$ .00
- CG&E fee simple
- Donation \$ 46,640.00
- 
- b.) Planning and Implementation: \$ 17,096.80
- Appraisal \$ 4,050.00
- Closing Costs \$ \_\_\_\_\_
- Title Search \$ \_\_\_\_\_
- Environmental
- Assessments \$ 4,750.00
- Survey \$ 4,296.80
- Other Eligible
- Costs \$ 4,000.00
- 
- c.) Construction or Enhancement of Facilities: \$ .00
- 
- d.) Permits, Advertising, Legal: \$ .00
- 
- e.) Contingencies: \$ .00  
(not to exceed 10% of total costs)
- 
- f.) TOTAL ESTIMATED COSTS: \$ 255,999.30

**1.2 PROJECT FINANCIAL RESOURCES:**

(Round to Nearest Dollar and Percent)

	DOLLARS	%
a.) In-Kind Contributions (Please define) _____	\$ _____ .00	
b.) Applicant Contributions		
(Eynon)	\$ 16,453.98	
(Thomas)	\$ 51,178.26	
(Church of the Way)	\$ 16,401.09	
(CG&E Adm. Costs)	\$ 1,804.00	
Total Applicant Contributions	\$ 85,837.31	<u>33.53%</u>
c.) Other Public Revenues		
Nature Works	\$ _____ .00	
Land Water Conservation Fund	\$ _____ .00	
Ohio Environmental Protection Agency	\$ _____ .00	
Ohio Water Development Authority	\$ _____ .00	
Community Development Block Grant	\$ _____ .00	
Ohio Department of Natural Resources	\$ _____ .00	
OTHER _____	\$ _____ .00	
d.) Private Contributions (CG&E Land Value)	\$ 46,640.00	<u>17.93%</u>
<b>SUBTOTAL LOCAL RESOURCES:</b>	\$ 132,477.31	<u>51.75%</u>
e.) CLEAN OHIO CONSERVATION FUND:	\$ 123,521.99	<u>48.42%</u>
Funds from another NRAC	\$ _____ .00	_____
<b>SUBTOTAL CLEAN OHIO RESOURCES:</b>	\$ 123,521.99	<u>48.42%</u>
f.) TOTAL FINANCIAL RESOURCES:	\$ 255,999.30	<u>100%</u>

**1.3 AVAILABILITY OF LOCAL FUNDS:**

Please list any partnership with other sources. (i.e.; is this part of a larger project or plan):

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## 2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

X Please check here if additional documentation is attached.

### 2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

**A: SPECIFIC LOCATION:** Please attach a map.

**PROJECT COUNTY:** Hamilton      **PROJECT ZIP CODE:** 45224

**B: PROJECT COMPONENTS:** Please describe the various project components.

**C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A:** Please describe.

**D: DEFINE TERMS OF EASEMENTS:**  
PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE.

#### **E: INFORMATION REGARDING PUBLIC ACCESS**

Where is the access located? Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?

### 2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.

Site	Off\$	HCPD \$
<b>Northside Woods Tracts</b>		
Thomas (Fee Simple)	\$1226.75	\$51,178.25
Eynon (Fee Simple)	\$357.67	\$16,453.98
Church of the Way (Fee Simple)	\$351.56	\$16,401.09
CG&E (Fee Simple Donation)	\$466.00	\$1,804.00
<b>Total</b>	<b>\$2381.99</b>	<b>\$85,837.31</b>

Table A

## 2.0 Project Information

### 2.2 Brief project Description

- A. Specific Location: See location map (Exhibit 1). This application includes five properties which will be referred to in this application as the Northside Woods tracts. All properties are within the City of Cincinnati. The three properties that are being targeted for purchase by the HCPD are the Enyon, Thomas and Church of the Way tracts. The two Cinergy Gas and Electric (CG&E) properties are referred to in this document as the CG&E R.O.W. and CG&E North. The Enyon and Thomas properties are north of Felter Tanglewood Preserve. The Church of the Way tract is located directly west and contiguous to Spring Grove Cemetery. The CG&E R.O.W. property is located directly north of Mt. Airy Forest, and the CG&E North property is located directly west of the Hensley tract. The project County is Hamilton. The project zip code is 45224.
- B. Project components: The proposed project is a continuation of a partnership effort by the Cincinnati Park Board (CPB) and HCPD to connect and protect greenspace in the area between Mt. Airy Forest and Spring Grove Cemetery, two of the largest greenspaces in the City of Cincinnati. Two acquisition projects in this area were funded with Clean Ohio Funds in 2003 during Round 2, Phase 1. The 10.5 Acre Agape Tract is about to be purchased by the HCPD, and the 15 acre Hensley tract has already been purchased by the Park District. After transfer of deed both properties will be owned and managed by the Cincinnati Park Board.

The current proposed project will also involve purchase by the HCPD and ownership/management by the CPB.

The proposed project involves fee simple acquisition of three tracts acquisition and two gifted projects. CG&E has agreed to donate two of their properties to the Hamilton County Park District with a total value of \$46,640. The five properties have the following acreages: Enyon tract, 5.025 acres, (fee simple); Thomas Tract, 16.27 acres, (fee simple); Church of the Way, 4.123 acres, (fee simple); and the two CG&E tracts totaling 9.3 acres, (fee simple donation). All of the properties are predominantly forested hillside areas with some riparian corridors and are located adjacent to existing Cincinnati Park Board properties. The Park District has secured an option to purchase the three fee simple properties. (See Exhibit 2)

- C. Project emphasis: All of the proposed acquisitions will be components of a proposed contiguous series of greenspaces between Mr. Airy Forest and Spring Grove Cemetery. The Enyon and Church of the Way tracts preserve high quality, viable habitat for plant and animal species, connect

existing natural corridors, increase habitat protection, preserves or restores other natural features that contribute to quality of life and state's natural heritage, provides a connecting corridor and supports open space comprehensive planning.

The Thomas Tract has the above characteristics with the addition of preserving stream corridors, stream forest and aquatic biological communities. The site also contains a stream running north to south through the site allowing this wooded riparian corridor to be especially valuable as a migrating neo-tropical bird habitat. (See Exhibit 3)

A separate project emphasis sheet is included for each property.

The majority of all five sites equal or exceed 20% slopes. The five properties have the following soil compositions: See (Exhibit 4).

Enyon Tract – Eden Flaggy Silty Clay Loam-(EdF), Eden Silty Clay Loam-(EcE)

Thomas Tract – Eden Silty Clay Loam-(EcE), Switzerland Silt Loam-(SwC2).

Church of the Way Tract - Eden silty clay loam- (EcE), Rossmoyne-Urban land complex-(RtA)

CG&E ROW Tract – Eden-Urban land complex-(EeD), Eden Flaggy Silty Clay Loam-(EdF)

CG&E North – Eden Silty Clay Loam- (EcE), Switzerland Silt Loam – (SwC2)

By preserving these five properties, their sensitive hillsides and erodable soils will be preserved.

The Regional Planning Commission, in its ongoing Community COMPASS process, has adopted four major goals for Hamilton County, one of which is Balancing Development and the Environment. The first objective within this goal is to "preserve, restore, and manage natural resources so as to enhance the unique character of the county" (from Report of the Countywide Town Meeting, 2002).

The Enyon, Thomas and Church of the Way properties are recommended for acquisition in the Cincinnati Parks Greenway Plan.

- D. Define Terms of Easement: The following language will be included in the deed for donations (CG&E) or fee simple purchases (Thomas, Enyon, Church of the Way). Owner agrees to perpetually keep this property in greenspace for the protection of hillside and forest areas included herein. Potential development of this property will be for providing appropriate access for outdoor recreation and will be limited to improvements that do not harm said areas and will be planned, implemented and managed following best management practices. Owner agrees that the Deed Restrictions shall be

perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Directors sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Owners or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of: (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project.

- E. Information regarding public access: The Thomas property can be accessed by Glenview Avenue. The Enyon tract can be accessed by Meryton Place. Church of the Way can be accessed via Leaf Wood Drive. The CG&E R.O.W. tract is located off of Colerain Avenue and the CG&E North tract can be accessed via Kirby Avenue. The three fee simple properties can be accessed daily at regular park hours with permission from the HCPD. See (Exhibit 5) for site photos.

2.3 Ownership/Management/Operation: The HCPD will purchase the Enyon, Thomas and Church of the Way properties and transfer the deeds to the CPB. The HCPD will retain the rights to a conservation easement on the properties. The CPB will manage and maintain the properties in accordance with their Land Management Handbook. The two donated CG&E properties will also be managed by the CPB. See Table B for a breakdown of this information. See (Exhibit 6) for the CPB Maintenance Plan.

The application in this booklet shows the total cost for the Enyon, Thomas and Church of the Way tracts. A table of the individual property costs are included with the standard application, (Table A). The total donation cost for the CG&E properties are also listed in this table.

The CPB and the HCPD are currently collaborating on other greenspace projects in the county. The HCPD has successfully completed approximately 100 land acquisitions projects in the last 11 years. The CPB currently owns and manages 34 natural areas totaling approximately 1,380 acres. The Park District currently owns and manages 13,433 acres, 80% of which is undeveloped and preserved for natural habitat and wildlife.

The CPB will manage the five sites for conservation of natural resource purposes with the possibility of limited passive recreation activities such



as low impact nature trails, wildlife viewing and nature education programming.

- 2.4 Purchase Contract: The HCPD has a signed option agreements with the owners agreeing to sell the Northside Woods properties to the HCPD for the agreed upon amounts in this document. The HCPD has a letter of commitment from CG&E indicating that they will donate two of their properties to the HCPD.

### 3.0 PROJECT SCHEDULE:\*

		BEGIN DATE	END DATE
3.1	Planning and Implementation:	<u>  /  /  </u>	<u>  /  /  </u>
3.2	Land Acquisition/Easements:	<u>6/30/03</u>	<u>6/30/04</u>
3.3	Site Improvements:	<u>  /  /  </u>	<u>  /  /  </u>

\* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

### 4.0 PROJECT OFFICIALS:

- |   |  |
|---|--|
| <p>4.1 CHIEF EXECUTIVE OFFICER</p> <p>TITLE</p> <p>STREET</p> <p>CITY/ZIP</p> <p>PHONE</p> <p>FAX</p> <p>E-MAIL</p> | <p>Jack Sutton</p> <p>Director</p> <p>10245 Winton Road</p> <p>Cincinnati, OH 45231</p> <p>(513) 521-7275</p> <p>(513) 521-2606</p> <p>jsutton@greatparks.org</p>                  |
| <p>4.2 CHIEF FINANCIAL OFFICER</p> <p>TITLE</p> <p>STREET</p> <p>CITY/ZIP</p> <p>PHONE</p> <p>FAX</p> <p>E-MAIL</p> | <p>Don Rudler</p> <p>Treasurer</p> <p>10245 Winton Road</p> <p>Cincinnati, OH 45231</p> <p>(513) 521-7275</p> <p>(513) 521-2606</p> <p>drudler@greatparks.org</p>                  |
| <p>4.3 PROJECT MANAGER</p> <p>TITLE</p> <p>STREET</p> <p>CITY/ZIP</p> <p>PHONE</p> <p>FAX</p> <p>E-MAIL</p>         | <p>Ross Hamre</p> <p>Planning Director</p> <p>10245 Winton Road</p> <p>Cincinnati, OH 45231</p> <p>(513) 728-3551, ext. 256</p> <p>(513) 521-2896</p> <p>rhamre@greatparks.org</p> |

Changes in Project Officials must be submitted in writing from the CEO or CFO.

## 5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on 8 ½ by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [ ] below that each item listed is attached.

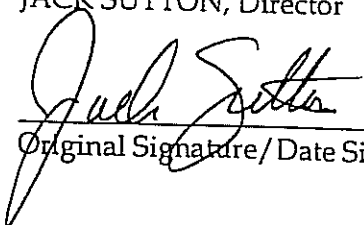
- ☒ [ X ] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- ☒ [ X ] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- ☒ [ X ] A formal detailed estimate of the project's costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- ☒ [ X ] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- ☒ [ X ] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- ☒ [ X ] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- ☒ [ X ] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- ☒ [ X ] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- ☒ [ X ] Have you reviewed your NRAC's methodology to see that you have addressed all components?

## 6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

JACK SUTTON, Director

  
Original Signature/Date Signed

6/30/03

# ATTACHMENT A

## PROJECT EMPHASIS (For Thomas Tract)

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A "1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A "2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A "3" IN THE CATEGORY WITH THIRD EMPHASIS.

### OPEN SPACE

- 3 1. Protects habitat for rare, threatened and endangered species
- 2 2. Increases habitat protection
- 3. Reduces or eliminates nonnative, invasive species of plants or animals
- 1 4. Preserves high quality, viable habitat for plant and animal species
- 7 5. Restores and preserves aquatic biological communities
- 6. Preserves headwater streams
- 7. Preserves or restores flood plain and stream side forest functions
- 8. Preserves or restores water quality
- 4 9. Preserves or restores natural stream channels
- 10. Preserves or restores functioning flood plains
- 11. Preserves or restores wetlands
- 5 12. Preserves or restores stream side forests
- 6 13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage

### RIPARIAN CORRIDOR

- 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds
- 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- 16. Reforestation of land
- 17. Planting vegetation for filtration
- 18. Incorporates aesthetically pleasing and ecologically informed design
- 19. Enhances educational opportunities and provides physical links to schools and after school centers
- 4 20. Acquisition of connecting corridors
- 8 21. Supports comprehensive open space planning
- 22. Provides multiple recreational, economic and aesthetic preservation benefits
- 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes

# ATTACHMENT A

## PROJECT EMPHASIS (For Eniyon Tract)

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A "1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A "2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A "3" IN THE CATEGORY WITH THIRD EMPHASIS.

### OPEN SPACE

- ☐ 1. Protects habitat for rare, threatened and endangered species
- ☒ 2. Increases habitat protection
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- ☐ 5. Restores and preserves aquatic biological communities
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# ATTACHMENT A

## PROJECT EMPHASIS (For Church of the Way Tract)

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A "1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A "2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A "3" IN THE CATEGORY WITH THIRD EMPHASIS.

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## ATTACHMENT A

### PROJECT EMPHASIS (CG&E R.O.W.)

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## ATTACHMENT A

### PROJECT EMPHASIS - (CG&E North)

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BOARD OF PARK COMMISSIONERS  
HAMILTON COUNTY PARK DISTRICT

June 17, 2003

RESOLUTION NO. 2353

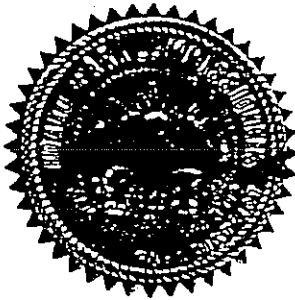
CLEAN OHIO CONSERVATION PROGRAM

WHEREAS, the Board of Park Commissioners of the Hamilton County Park District, desires financial assistance under the Clean Ohio Conservation Program Funds, administered by the Ohio Public Works Commission.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Park Commissioners of the Hamilton County Park District, as follows:

1. That the Board of Park Commissioners of the Hamilton County Park District hereby approves filing of applications for Round 2b of the Clean Ohio Conservation Program Funds.
2. That Jack Sutton, Director, is hereby authorized and directed to execute and file applications with the Ohio Public Works Commission, to enter into any agreements as may be appropriate and necessary for obtaining this financial assistance, and to provide all information and documentation required in said application for submission to the Ohio Public Works Commission.
3. THAT THE BOARD OF PARK COMMISSIONERS OF THE HAMILTON COUNTY PARK DISTRICT hereby does agree to obligate the funds required to satisfactorily complete the proposed projects and thus become eligible for Clean Ohio Conservation Program financial aid up to 75% of the total project costs.

BOARD OF PARK COMMISSIONERS  
HAMILTON COUNTY PARK DISTRICT



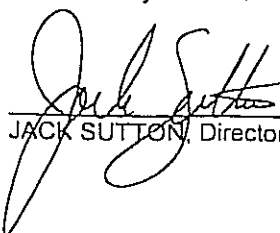
  
NANCY R. HAMANT, President

  
JAMES E. BUSHMAN, Vice President

  
ROBERT A. GOERING, SR., Vice President

ATTEST:

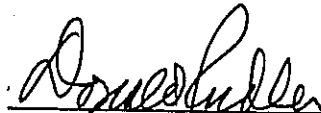
This 17<sup>th</sup> day of June, 2003

  
JACK SUTTON, Director

## CHIEF FINANCIAL OFFICER'S CERTIFICATION OF LOCAL FUNDS

June 30, 2003

I, Donald Rudler, Treasurer of the Hamilton County Park District, hereby certify that Hamilton County Park District has the amount of \$85,837.31 in the Land Acquisition Fund and that this amount will be used to pay the applicant revenues for the Enyon, Thomas and Church of the Way Tract Acquisitions.

  
\_\_\_\_\_  
Donald Rudler, Treasurer

# Fax

**To:** Rick Johnson

**From:**

**Fax:** 521-2896

**Pages:**

**Phone:** 728-3551 extension 257

**Date:** 6/27/2003

**Re:** Appraisal report request

**CC:**

The HCPD has put in the pertinent information from the appraisal that pertains directly to this application. If the committee feels that they would prefer to see the complete version of the appraisal please fax this sheet to Rick Johnson at the above fax number or contact him by phone to request a complete appraisal. Please check the property(ies) below that you would like to have forwarded on to you.

Please forward the complete version of the site appraisal for:

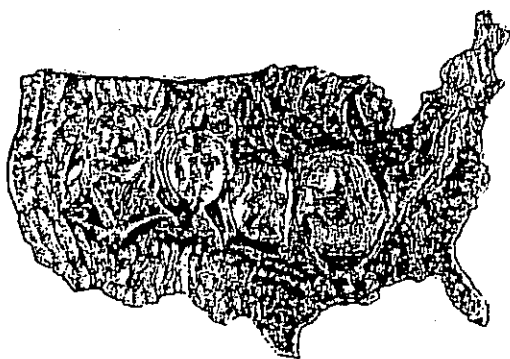
Enyon

Thomas

Church of the Way

CG&E R.O.W.

CG&E North



# *Appraisal Company of America*

5472 GLENWAY AVENUE CINCINNATI, OHIO 45238

Phone: 513-922-2600 Fax: 513-922-8311

**APPRAISAL REPORT  
and  
VALUATION ANALYSIS  
of**

**South End of Meryton Place  
City of Cincinnati  
Hamilton County, OH 45223**

**Real Property Interests  
5.825 ± Acres – Fee Acquisition**

**Plat Book 228 – Page 6 – Parcels 14, 30 & 31**

**Owner of Record**

**Richard W. Eynon**

**PREPARED FOR:**

Mr. Rick Johnson  
Planning Director  
**HAMILTON COUNTY PARK DISTRICT**  
10245 Winton Road  
Cincinnati, OH 45231

**PREPARED BY:**

**APPRAISAL COMPANY OF AMERICA**  
Gene F. Manion, Appraiser  
5472 Glenway Avenue  
Cincinnati, OH 45238

Page Two

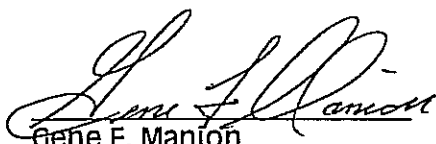
**Fee Acquisition:**

5.825 ± Acres @ \$7,000.00 per Acre = \$40,775.00

**Total Estimated Value of Property Rights Appraised**

**\$40,775.00**

Respectively Submitted,

  
Gene F. Manion  
Appraiser

**CERTIFICATION**

(Cont.)

One of more of the signatories of this appraisal report is a member of the Appraisal Institute and/or the American Society of Appraisers. These societies require each Member and Candidate to control the use and distribution of each appraisal report signed by such Member or Candidate. Therefore, except as hereinafter provided, the party for whom the appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by use of advertising media, public relations media, news media, sales media, or other media for public communication without the prior written consent of the signatories of this appraisal report.

Also:


Gene F. Manion is certified as a General Real Estate Appraiser by the State of Ohio - Certificate No. 383256.

That, by reason of my investigation and by virtue of my experience as an appraiser, I have formed the opinion that the pertinent values associated with this project can be stated as follows:

**MARKET VALUE ESTIMATE****Fee Acquisition:**

5.825± Acres @ \$7,000.00 per Acre = \$40,775.00

**\$40,775.00**

  
Gene F. Manion  
Appraiser

### **COMPARABLE SALES ANALYSES**

Reference is herewith made to the Project Manual and the detailed presentation of comparable, unimproved, land sales, therein contained.

In rating the comparable sales, as deemed most appropriate, to the subject, the appraiser considers the value influences created by:

Location; Accessibility; Highest & Best Use; Topography & Configuration; Zoning; Development Potential; Market Conditions (Time of Sale; and Economies of Size.

Therefore:

### **RECAPITULATION OF THE SALES COMPARISON APPROACH**

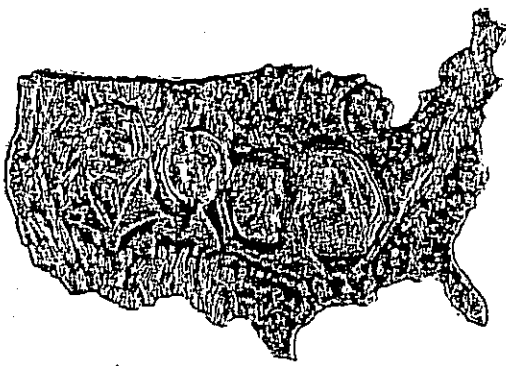
<b>Comparable Sale No.</b>	<b>Sale Price Per Acre</b>	<b>Overall Rating To the Subject Value</b>
3	\$ 7,095.00	Comparable
4	\$ 7,500.00	Comparable
5	\$ 6,023.00	Comparable

### **Conclusion:**

With acknowledgment to the value influences previously indicated, the appraiser concludes the following value units to be representative of the subject acreage.

### **FEE SIMPLE PROPERTY RIGHTS**

**\$ 7,000.00 PER ACRE**



# *Appraisal Company of America*

5472 GLENWAY AVENUE CINCINNATI, OHIO 45238

Phone: 513-922-2600 Fax: 513-922-8311

**APPRAISAL REPORT  
and  
VALUATION ANALYSIS  
of**

**5490-5603 Glenview Avenue  
City of Cincinnati  
Hamilton County, OH 45223**

**Real Property Interests  
15.724 $\pm$  Acres – Fee Acquisition**

**Plat Book 228 – Page 5 – Parcels 14 & 15  
Plat Book 228 – Page 6 – Parcels 12 & 13**

**Owner of Record**

**Stephen R. & Ingrid Thomas**

**PREPARED FOR:** Mr. Rick Johnson  
Planning Director  
**HAMILTON COUNTY PARK DISTRICT**  
10245 Winton Road  
Cincinnati, OH 45231

**PREPARED BY:** **APPRAISAL COMPANY OF AMERICA**  
Gene F. Manion, Appraiser  
5472 Glenway Avenue  
Cincinnati, OH 45238



Page Two

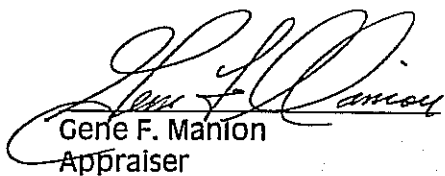
**Fee Acquisition:**

15.724± Acres @ \$7,500.00 per Acre = \$117,930.00

**Total Estimated Value of Property Rights Appraised = \$117,930.00**

**\$117,930.00**

Respectively Submitted,

  
Gene F. Manion  
Appraiser

**CERTIFICATION**

(Cont.)

One of more of the signatories of this appraisal report is a member of the Appraisal Institute and/or the American Society of Appraisers. These societies require each Member and Candidate to control the use and distribution of each appraisal report signed by such Member or Candidate. Therefore, except as hereinafter provided, the party for whom the appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by use of advertising media, public relations media, news media, sales media, or other media for public communication without the prior written consent of the signatories of this appraisal report.

Also:


Gene F. Manion is certified as a General Real Estate Appraiser by the State of Ohio - Certificate No. 383256.

That, by reason of my investigation and by virtue of my experience as an appraiser, I have formed the opinion that the pertinent values associated with this project can be stated as follows:

**MARKET VALUE ESTIMATE****Fee Acquisition:**

15.724 $\pm$  Acres @ \$7,500.00 per Acre = \$117,930.00

**\$117,930.00**

  
Gene F. Manion  
Appraiser

### **COMPARABLE SALES ANALYSES**

Reference is herewith made to the Project Manual and the detailed presentation of comparable, unimproved, land sales, therein contained.

In rating the comparable sales, as deemed most appropriate, to the subject, the appraiser considers the value influences created by:

Location; Accessibility; Highest & Best Use; Topography & Configuration; Zoning; Development Potential; Market Conditions (Time of Sale; and Economies of Size.

Therefore:

### **RECAPITULATION OF THE SALES COMPARISON APPROACH**

<b>Comparable Sale No.</b>	<b>Sale Price Per Acre</b>	<b>Overall Rating To the Subject Value</b>
3	\$ 7,095.00	Comparable
4	\$ 7,500.00	Comparable
5	\$ 6,023.00	Comparable

### **Conclusion:**

With acknowledgment to the value influences previously indicated, the appraiser concludes the following value units to be representative of the subject acreage.

### **FEE SIMPLE PROPERTY RIGHTS**

**\$7,500.00 PER ACRE**



# *Appraisal Company of America*

5472 GLENWAY AVENUE CINCINNATI, OHIO 45238

Phone: 513-922-2600 Fax: 513-922-8311

**APPRAISAL REPORT  
and  
VALUATION ANALYSIS  
of**

**South End of Leafwood Drive  
City of Cincinnati  
Hamilton County, OH 45223**

**Partial Real Property Interests  
4.123 $\pm$  Acres – Fee Acquisition**

**Plat Book 236 – Page 3 – Parcel 345**

**Owner of Record**

**Church of the Way**

**PREPARED FOR:**

Mr. Rick Johnson  
Planning Director  
**HAMILTON COUNTY PARK DISTRICT**  
10245 Winton Road  
Cincinnati, OH 45231

**PREPARED BY:**

**APPRAISAL COMPANY OF AMERICA**  
Gene F. Manion, Appraiser  
5472 Glenway Avenue  
Cincinnati, OH 45238

Page Two

**Fee Acquisition:**

Ridgetop Lands

0.552± Acre @ \$15,000.00 per Acre = \$ 8,280.00

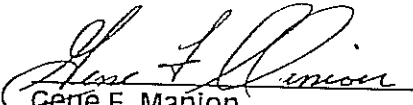
Wooded Hillside Lands

Total:  $\frac{3.571 \pm \text{Acres}}{4.123}$  @ \$7,500.00 per Acre = \$30,922.50

**Total Estimated Value of Property Rights Appraised = \$39,202.50**

**\$39,202.50**

Respectively Submitted,

  
Gerre F. Marion  
Appraiser

## **DESCRIPTION OF SUBJECT ALLOCATED ACREAGE**

### **Allocated Land Areas**

Ridgetop Lands	=	0.552± Acre
Wooded Hillside Lands	=	<u>3.571± Acres</u>
Total Land Areas Confining Property Rights to be Acquired	=	4.123± Acres

The lands confining the property rights to be acquired are substantially wooded hillside acreage, with a small (0.552± acre) developable, ridgetop parcel.

### **Topography**

The topography is substantially irregular, characterized by severe grade variations of approximately 70 to 80 feet.

### **Site Configuration**

As shown on the enclosed plat, the configuration of the subject site is slightly irregular.

### **Streetscape**

The acreage under appraisalment is accessed by Leafwood Drive, which is a macadam paved, public dedicated roadway.

### **Utilities**

All city utilities are available at Leafwood Drive.

Therefore:

**REAL PROPERTY VALUE ESTIMATES**

**FEE SIMPLE INTEREST (Ridgetop Parcel)**

0.552± Acre @ \$15,000.00 per Acre = \$ 8,280.00

**FEE SIMPLE INTEREST (Wooded Hillside Parcel)**

4.123± Acres @ \$7,500.00 per Acre = \$30,922.50

**TOTAL VALUE ESTIMATE FOR REAL PROPERTY INTERESTS APPRAISED = \$39,202.50**

**\$39,202.50**

**NORTHSIDE WOOD LAND CONSERVANCY PROGRAM**

**COMPARABLE SALES MANUAL  
and  
RELATED DATA**



**UNIMPROVED LAND SALE NO. 2**

PLAT BOOK 224  
225

PAGE 4  
3

PARCEL 1, 2, 12, 16, 31 & 37  
8

ADDRESS: 2549 Baltimore Avenue,  
City of Cincinnati, Hamilton County, OH 45210

GRANTOR: Doris J. Longfels

GRANTEE: City Gospel Mission

DATE: September 22, 2000

PRICE: \$ 180,000.00

CONDITION OF SALE: Arm's Length

FINANCING: Cash to Seller

PRESENT USE: Vacant Land

HIGHEST & BEST USE: Multi-Family  
Development – Recreation –  
Preservation Lands

**LAND ANALYSIS:**

Dimensions: Irregular  
17.574 Acres

Total Area: 765,523 ± sq.ft.

Zoning: R-4, Multi-Family

Configuration: Irregular

Topography: Steeply sloping

Utilities: All city utilities

**APPRAISER'S COMMENTS:**

Site has excellent accessibility from Interstate 74, and also has frontage on three improved, dedicated roadways. The irregular topography would indicate that site development costs would be substantially in excess of that normally anticipated. The site is densely wooded.

**INDICATED PRICE IS:**

**\$ 10,242.00 PER ACRE**

**UNDEVELOPED LAND COMPARABLE NO. 4**

**PLAT BOOK** 228

**PAGE** 4

**PARCEL** 9

**ADDRESS:** 5300 Kirby Road, Cincinnati, OH 45223

**GRANTOR:** JoAn Hensley

**GRANTEE:** Board of Park  
Commissioners, Hamilton County  
Park Board

**DATE:** May 20, 2003

**PRICE:** \$ 106,875.00

**CONDITION OF SALE:** Arm's Length

**FINANCING:** Cash to Seller

**PRESENT USE:** Unimproved Land

**HIGHEST & BEST USE:** See Comments

**LAND ANALYSIS:**

**SITE DIMENSIONS:** Irregular = 14.2491 Acres

**TOTAL AREA:** 620,691 +/- sq.ft.

**ZONING:** R-4 Multi-Family/EQ Overland

**CONFIGURATION:** Irregular

**TOPOGRAPHY:** Extreme Grand Variations

**UTILITIES:** Water & Electric

**APPRAISER'S COMMENTS:**

**Indicated Sale Price = \$ 7,500.00 per Acre**

This sale is a 14.2491 acre cut-out from the land identified as Plat Book 228, Page 4, Parcel 9.

Grade variations are extreme (75 +/- feet). The acquired lands are considered to be non-developable. The highest and best use of same being a wooded buffer zone for the existing single family residence (not included in purchase) and/or conservancy lands.

The residual building site (not conveyed) confines an area of 1.341 acres.

**UNDEVELOPED LAND COMPARABLE NO. 6**

**PLAT BOOK** 200

**PAGE** 48

**PARCEL** 1 & 16

**ADDRESS:** Rockford Subdivision, East End of Rockford Place  
Cincinnati, OH 45223

**GRANTOR:** Robert Etherington Trust **GRANTEE:** Ehhv LLC

**DATE:** June 28, 2001 **PRICE:** \$ 465,000.00

**CONDITION OF SALE:** Arm's Length **FINANCING:** Cash to Seller

**PRESENT USE:** Unimproved Land **HIGHEST & BEST USE:** See Comments

**LAND ANALYSIS:**

**SITE DIMENSIONS:** Irregular = 24.4 Acres **TOTAL AREA:** 1,062,864 +/- sq.ft.

**ZONING:** EQ-H8 PUD **CONFIGURATION:** Irregular

**TOPOGRAPHY:** Irregular **UTILITIES:** All City Utilities

**APPRAISER'S COMMENTS:**

**Indicated Sale Price = \$ 19,057.00 per Acre**

This acreage, as existing at the time of purchase, would be considered non-developable, when acknowledging the financial feasibility of the required site development costs.

However:

The City of Cincinnati participated in funding the cost of street, storm and sanitary sewer development costs. The acreage was subsequently developed with 58 residential building lots. The developed lots sold within the \$25,000 to \$29,000. The single family residences (including lot) were marketed within the \$135,000 to \$180,000 range.

## **APPRAISER'S QUALIFICATIONS**

### **PROFESSIONAL AFFILIATIONS:**

President, Dayton Cincinnati, Chapter #60,  
American Society of Appraisers, 1993-1994

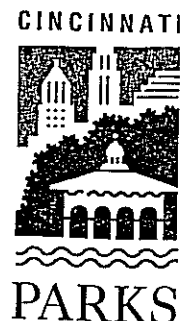
### **CLIENTS:**

Fifth Third Bank  
Cincinnati Savings and Loan  
City of Blue Ash, Ohio  
City of Cincinnati, M.S.D.  
Hamilton County Park Board  
Farmers Home Administration  
Hamilton County Board of Commissioners  
Huntington Bank  
INB Mortgage Corporation  
Kemba Cincinnati Credit Union  
Market Savings and Loan  
Provident Bank of Cincinnati  
US Bank  
US Bank of Southeastern Indiana  
State of Ohio (Department of Mental Health)  
U.S. Postal Service  
Valley Central Savings Bank

Non-institutional clients include numerous law firms, corporations  
and individuals requiring residential and commercial appraisal  
services.

### **Right-of-Way Appraisals For:**

City of Blue Ash, Ohio  
City of Cincinnati, Ohio  
Green Township, Hamilton County, Ohio  
Hamilton County, Ohio, Board of Commissioners  
Hamilton County, Ohio, Metropolitan Sewer District  
State of Ohio, Department of Transportation



June 3, 2003

**BOARD OF PARK** Jack Sutton

**COMMISSIONERS** Director

Hamilton County Park District  
10245 Winton Road  
Cincinnati, Ohio 45231

Marian J. Lindberg  
*President*

Roger W. Ach, II  
*Vice President*

Howard H. Bond

Roscoe A. Fultz

Francis P. Russell

Willie F. Carden, Jr.  
*Director*

Gerald R. Checco  
*Superintendent  
Operations*

Steven L. Schuckman  
*Superintendent  
Design & Planning*

Julie W. Horne  
*Manager  
Business Services*

Macijane E. Klug  
*Manager  
Financial Services*

Dear Mr. Sutton:

This communication is sent to confirm that the Cincinnati Park Board supports the Hamilton County Park District's intent to apply for funding through the Clean Ohio Conservation Program to acquire properties in the vicinity of Mt. Airy Forest for open space purposes. We appreciate the Park District's efforts to identify properties and property owners within this greenway area, the preparation and coordination of applications, and the Park District's funding of the local cost share. These properties, when linked, will form a contiguous chain of public park preserves, and will eventually serve as an extension of the 1,500-acre Mt. Airy Forest. The acquisitions will fill gaps in the most extensive system of greenways in the City of Cincinnati, and as identified in our Master Plan, "Planting the Future."

I also wanted to confirm that once these properties are acquired and deeded to the City of Cincinnati, the Park Board would maintain them as park preserves, and would grant the Hamilton County Park District conservation easements, assuring the properties would only be used as park preserves.

I know that the Board of Park Commissioners join me in expressing my appreciation for this continued partnership, which will greatly benefit parks and open spaces in the region. We look forward to additional partnership projects in the future.

Sincerely,

Willie F. Carden, Jr.  
Director of Parks

RECEIVED

JUN 05 2003

HAMILTON COUNTY  
PARK DISTRICT





HAMILTON COUNTY PARK DISTRICT  
10245 Winton Road, Cincinnati, Ohio 45231

FACSIMILE COVER SHEET  
TEL NO. (513) 521-7275  
FAX NO. (513) 521-2896

DATE:	June 18, 2003	FAX NO.	(513) 946-4330
TO:	Cindy Weltlauf, Grants Administrator	PAGES:	14
ATTN:	David Krings, Administrator		(including this cover sheet)
FROM:	Ross Hamre, Planning Director	PHONE	(513) 946-4400

**IF YOU HAVE A PROBLEM WITH THE RECEPTION OF THESE PAGES,  
PLEASE CONTACT US AT (513) 728-3551, EXT 264**

As required by the Clean Ohio Conservation Program Grant Application. Ohio Revised Code Sec. 164.23, the Hamilton County Park District is consulting with Hamilton County regarding the following projects:

- Enyon Tract
- Thomas Tract
- Fath Tract
- Church of the Way
- Four CG&E properties to be donated to HCPD
- Jansen Tract
- Fulton Tract
- Beckmeyer Tract
- Reinenger Tract

(See attached project information describing the above project)

**No funds from Hamilton County are involved in these projects.**

Please respond to this fax indicating you have received this information and acknowledge these applications.

Should you have any questions, please contact Ross Hamre, Planning Director at 728-3551, ext. 256.

RECEIVED

Option Agreement  
Thomas Property  
16.270 +/- Acres of Property  
June 12, 2003

JUN 16 2003  
HAMILTON COUNTY  
PARK DISTRICT

This Option Agreement is by and between Stephen R. Thomas, 2 Tanglewood Lane Cincinnati, Ohio 45224 ("SELLER") and the Board of Park Commissioners of the Hamilton County Park District or its' assigns ("BUYER/OPTIONEE").

**WITNESSETH:**

For and in consideration of the sum of a total of \$500 per month for a twelve month period, not to exceed \$6,000.00. The sum of \$3,000 shall be paid to SELLERS on or before June 30, 2003 upon the signature on this contract (OPTION FEES) to be paid by the BUYER/OPTIONEE, the receipt of which is hereby acknowledged, the SELLER hereby grants to the BUYER/OPTIONEE the exclusive right to purchase the following described real estate. Said real estate shall be held exclusively for the BUYER/OPTIONEE for the 12-month period of time by the SELLER. Said term commencing upon the date of the execution of this agreement by the SELLER ("OPTION FEES"),

1. **PROPERTY DESCRIPTION:** approximately 16.270-Acres, the real property shown on the Hamilton County Auditor's Map as Plat Book 228, Page 6, Parcels 12 and 13 and on Page 5 as parcels 14 and 15 (as shown on Attachment 1 map in yellow) known as ("REAL ESTATE").
2. **PRICE AND TERMS:** The execution by the BUYER/OPTIONEE of this Agreement shall constitute an offer to purchase the REAL ESTATE per the terms as stated in this Agreement and, SELLER shall sell the REAL ESTATE and the BUYER/OPTIONEE agrees to purchase the REAL ESTATE for \$7,500.00 per acre (PURCHASE PRICE) with all OPTION FEES paid by BUYER being deducted at the closing.
3. **OPTION FEES:** If, during the OPTION PERIOD, BUYER/OPTIONEE exercises this Option Agreement the OPTION FEES are to be credited towards the PURCHASE PRICE. As a condition to this Agreement, BUYER/OPTIONEE intends to seek funding assistance through the Clean Ohio Conservation Program Fund as administered by the Ohio Public Works Commission for reimbursement of somewhere between 59-75% of the \$7,500 per acre negotiated value. If BUYER/OPTIONEE does not exercise the option, written notification will be made to the SELLER and SELLER will prorate/return to buyer any option fees paid beyond the date of the written notice based upon the \$500 per month amount.

7. **CONVEYANCE AND CLOSING:** SELLER shall be responsible for deed preparation to a maximum of \$100 with anything in excess of this amount the responsibility of the buyer and reimbursed at closing. SELLER shall convey marketable title to the REAL ESTATE by the General Warranty Deed within 90 days of the exercise of this Option Agreement by the BUYER, or at such sooner time as mutually agreeable to the parties hereto ("CLOSING"), free, clear and unencumbered as of CLOSING, except restrictions and easements of record which do not adversely affect the REAL ESTATE, except None, and except the following assessments (certified or otherwise): None. BUYER shall have the right to cancel this agreement in the event that any encumbrances or liens or other significant concerns are found upon the title that cannot be resolved in an expeditious manner by the SELLER.
8. **CONDITION OF IMPROVEMENTS:** SELLER agrees that on Possession, the REAL ESTATE shall be in the same condition as it is on the date of this offer, except for ordinary wear and tear and casualty damage from perils insurable under a standard fire policy with extended coverage. If the REAL ESTATE be damaged or destroyed by fire or other casualty and if, prior to Closing, the REAL ESTATE shall not be repaired or restored by, and at the cost of SELLER, to a condition as good as it was prior to the damage or destruction, then BUYER, at his option, may terminate this contract by written notice to SELLER. During the pendency of this contract, SELLER shall not make any substantial alterations or repairs without the consent of the BUYER.
9. **GRANT OF PERMISSION:** SELLER hereby grants permission to BUYER/OPTIONEE'S environmental auditors for entry into the property.
10. **RESTRICTIVE COVENANT** in the event that the BUYER/OPTIONEE is successful in their grant application, the deed from the SELLER shall contain the following additional restrictive language *"Buyer agrees to perpetually keep this property in greenspace for the protection of hillside and forest areas included herein. Potential development of this property will be for providing appropriate access for outdoor recreation and will be limited to improvements that do not harm said areas and will be planned, implemented and managed following best management practices. Buyer or assigns will be permitted to perform limited streambank erosion correction and enhancement projects that do not channelize the stream corridors (best management practices would include wetland creation and enhancement, use of bioengineering techniques, small impoundments where appropriate to create additional wetland areas, planting of appropriate wetland species to increase the biodiversity, etc.). Public access into and through the site will be provided by the Buyer in a relatively narrow corridor through the property designed to connect with other properties owned or eventually controlled by Buyer. Buyer agrees that the Deed Restrictions shall be perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission*



16. ACTION BY SELLER: The undersigned SELLER has read and fully understands the foregoing option contract and accepts said offer and agrees to convey the REAL ESTATE according to the above terms and conditions on this, June 12, 2003:

WITNESS: Dwight E. Thomas

06/12/2003

SELLER: Stephen R. Thomas

Stephen R. Thomas  
2 Tanglewood Lane  
Cincinnati, Ohio 45224  
542-0504

ACCEPTANCE by the BUYER: We hereby accept the above contract on this \_\_\_\_\_ day of \_\_\_\_\_ month, 200\_\_ time.

WITNESS: \_\_\_\_\_

BUYER: \_\_\_\_\_

Jack Sutton, Director

WITNESS: \_\_\_\_\_

ADDRESS OF BUYER: Hamilton County Park District  
10245 Winton Road  
Cincinnati, Ohio 45231 (513) 521-PARK

(This is a legally binding contract. If not understood, seek legal advice.)

\\HCPD-Planning\planning\Property\Land Acquisition\Cincinnati Park Board\Thomas (CPB015)\Negotiation Letters\Draft Option Agreement 1.doc

decision not to exercise its option to purchase by the last date of the OPTION PERIOD shall result in the termination of this OPTION AGREEMENT rendering it null and void. In the event of such occurrence, SELLER shall retain the OPTION FEE.

15. POSSESSION: Possession will be granted as of the day of closing.
16. EXPIRATION AND APPROVAL: This AGREEMENT is null and void if not signed by the BUYER/OPTIONEE in writing on or before 5:00 o'clock (P.M.) CINCINNATI TIME, June 1, 2004. The SELLER has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.
17. ACTION BY SELLER: The undersigned SELLER has read and fully understands the foregoing option contract and accepts said offer and agrees to convey the REAL ESTATE according to the above terms and conditions on this, June 12, 2003:

WITNESS: \_\_\_\_\_

SELLER: \_\_\_\_\_

Pastor, Robert Chatman  
1577 Compton Rd.,  
Cincinnati, Ohio 45231

ACCEPTANCE by the BUYER: We hereby accept the above contract on this \_\_\_\_\_ day of \_\_\_\_\_ month, 200\_\_ time.

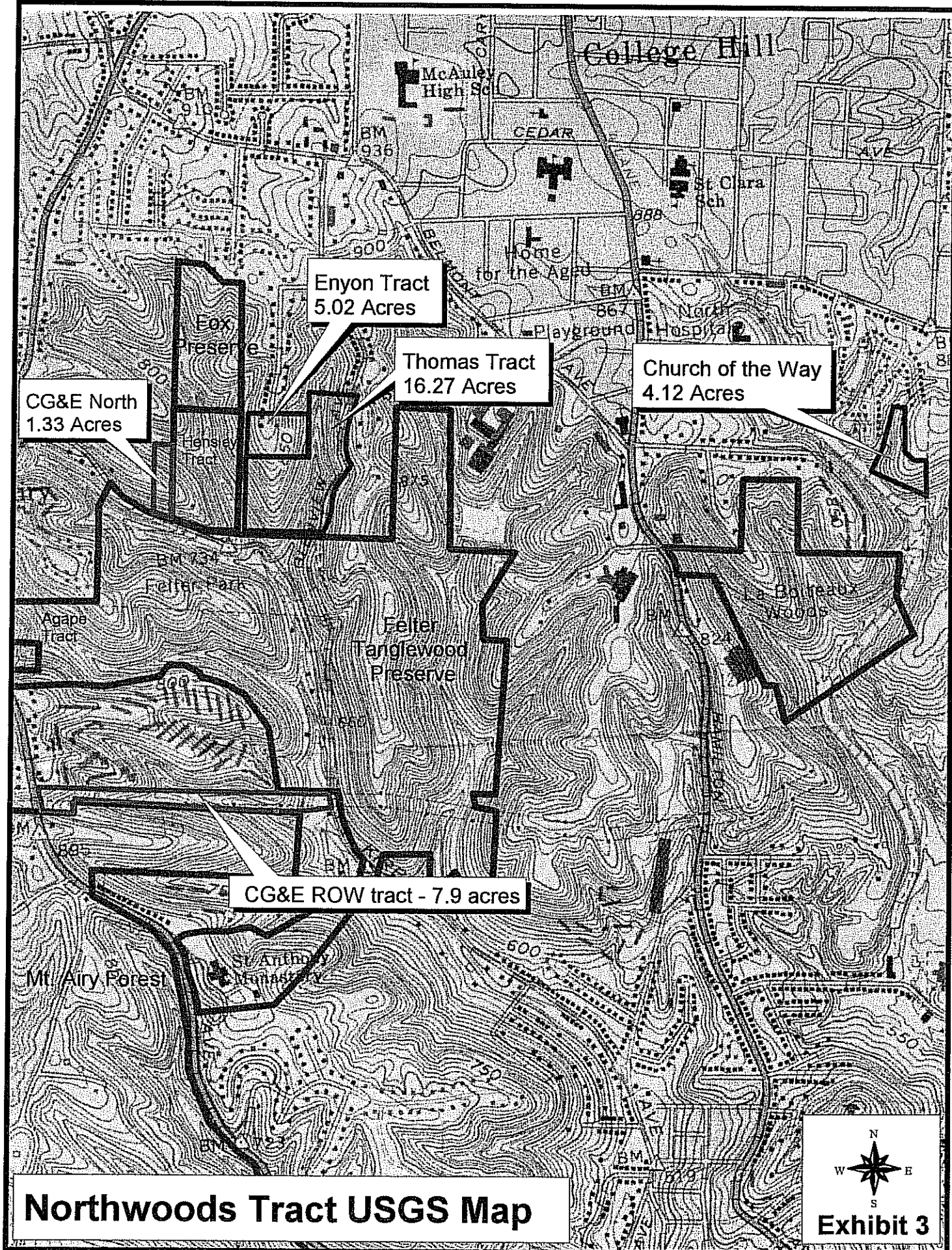
WITNESS: \_\_\_\_\_

BUYER: \_\_\_\_\_  
Director

WITNESS: \_\_\_\_\_

ADDRESS OF BUYER: Hamilton County Park District  
10245 Winton Road  
Cincinnati, Ohio 45231 (513) 521-PARK

(This is a legally binding contract. If not understood, seek legal advice.)



CG&E North  
1.33 Acres

Enyon Tract  
5.02 Acres

Thomas Tract  
16.27 Acres

Church of the Way  
4.12 Acres

CG&E ROW tract - 7.9 acres

Northwoods Tract USGS Map

N  
W E  
S  
Exhibit 3

Enyon Tract  
5.025 Acres

Thomas Tract  
16.27 Acres

Church of the Way  
4.123 Acres

CG&E North  
1.33 Acres

CG&E R.O.W. Tract  
7.997 Acres

# Northwoods Tracts Soil Map

Sheet 28 and 29 from the Soil Survey of Hamilton County, Ohio





## **Northside Woods Site Photos**



**Typical view of Thomas Property forest**



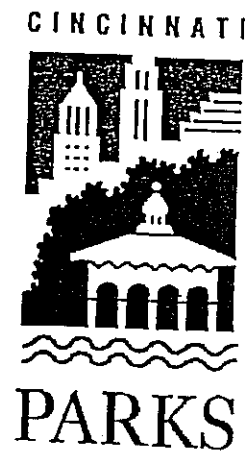
**Access point to the Enyon property**



**Typical view of Church of the Way Greenspace Area looking into the forested hillside.**



**CG&E R.O.W. tract looking west at Kirby Road Frontage**



# **Cincinnati Park Board**

## **Land Management Handbook**



# Cincinnati Park Board Land Management Handbook

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# **Cincinnati Park Board Land Management Handbook**

**The four Basic Principles of the Division of Operations and Land Management of the Parks  
Department are:**



**Safe  
Clean  
Reliable  
Environmental**

# CINCINNATI PARK BOARD

## LAND MANAGEMENT STANDARDS

### PARK AREA CLASSIFICATION – DEFINITIONS

- Class A1** High traffic urban areas, public squares, malls, high visitation parks or parks features, high quality diverse landscape, state of the art maintenance applied.
- Class A2** Parkways and well-developed park areas of regional impact with high visitation, special features, diverse landscape and floral accents. High level of maintenance throughout with Class maintenance applied to specific features.
- Class A3** Developed park areas of neighborhood impact with moderate visitation levels and parkways areas, which may or may not contain landscape or floral features. Constant maintenance level throughout approaching Class B standards for specific features.
- Class E** Park areas set aside usually to reduce maintenance or increase wildlife diversity. Visitation to these areas can range from moderate high, usually by nature enthusiasts, hikers, science classes, and Nature Education groups. Maintenance will range from periodic mowing, non-native removal to litter pick-up and trail maintenance. Some of these areas also receive special types of management to enhance biodiversity.
- Wetlands:*  
Areas with standing water or wet soil conditions through most of the year. Visitation is described in Class E. Maintenance consists of non-native removal and trail maintenance needed per site inspections. Management to increase biodiversity and accessibility is also performed during areas development.
- Riparian Zones:*  
River and stream corridors with median to high visitation. Maintenance usually low consisting of litter pick-up and non-native removal as needed.
- Habitat Enhancement Areas:*  
Park areas where management and maintenance is geared toward increasing biodiversity. Visitation ranges from median to high, and is mostly hikers and nature enthusiasts. Maintenance is usually litter pick-up, non-native removal and up keep of trails.
- Meadows:*  
Park areas with usually low visitation. Maintenance is seasonal mowing, either spring or fall.
- No Mow/Successional:*  
Park areas left to return to woodland by natural succession, and sometimes supplemental planting. Visiting is usually low. Maintenance is periodic non-native removal, other maintenance determined by on-site inspection or complaints.

## **17. Trail Maintenance**

All trails maintained per designated trail classification for specific site

# **CLASS E**

## **1. Non-Native Removal**

- A. Honeysuckle: Usually on a three-year rotation, before new shrubs begin producing fruit. Shrubs should be cut as close to the ground as possible. Stump sprayed with 20% Round-Up solution within 15 minutes after cutting. Brush close to road should be chipped, brush in meadows can be piled near the edge of the woods, and brush cut from wooded areas can be left scattered.
- B. Garlic Mustard: Removed yearly as needed. When in flower, plant in hand pulled, with care taken to get roots. Plants must then be bagged and removed from site. First year plants can be sprayed with 2% Round-Up solution in early spring or fall if no native plants are present. Round-Up method should only be used by trained personnel (florist, natural resources crew), due to possibility of harming native plants.
- C. English Ivy, Wintercreeper, and Vinca: Removed as needed per site. These plants need to be hand pulled, bagged, and removed from site. The plants normally do not respond to Round-Up applications.

## **2. Weeding**

Determined by site, per Greenspace Manager. Wildflower and prairie plantings need various weed species removed for the first three years.

## **3. Prescribed Burns**

Areas to be burned are rotated on three to five year basis after they are established. New plantings are burned yearly for the first three years. Greenspace Manager will determine area, timing, and be responsible for the burn.

## **4. Seasonal Mowing**

Either an early spring or late fall mowing is performed on meadows and some wildlife enhancement areas. A mowing schedule will be determined and sent to District Crew Leaders, describing areas to be cut that year and their timing. Fall mowing should not start before the first week in November. Spring mowing should start in mid to late February but must not continue beyond late March. If weather conditions prohibit this timing, the Greenspace Manager should be consulted for further instruction. Mowing height is 6" or more, lower heights will damage plants.

## **5. Litter Control**

Crews should inspect and remove litter during the regular maintenance cycle for that park.

## **6. Trail Maintenance**

Performed as needed per site inspection or complaints. Trails through meadows should be mowed weekly.

**15. Furnishings**

Maintained and repaired as needed.

**16. Tree Maintenance**

Per designated classification for specific site.

**17. Trail Maintenance**

per designated classification for specific site.

## CLASS F2

Forest/Undeveloped open space and natural areas of low visitation, hillside preservation sites, protective "buffer" lands. Maintained provided only on an "as needed" basis per periodic site inspection or complaints received.

**1. Turf**

Not mowed.

**2. Fertilizer**

None.

**3. Irrigation**

None.

**4. Litter Control**

On demand or complaint or program basis.

**5. Pruning**

Not unless safety is involved.

**6. Disease and Insect Control**

None except in epidemic or safety situations.

**7. Snow Removal**

Only on strategic roads and parking lots.

**8. Lighting**

Replaced on complaint or program basis.

**9. Surfaces**

Serviced only when safety is concerned.

**10. Repairs**

Should be done when safety or function is in question.

**11. Inspections**

Once per month.

**12. Floral Plantings** None.

thatch accumulation. A welcome sight to many turfgrass superintendents is the many roots that often can be found growing down the aerification holes. This practice can yield great benefits at small costs.

## ENVIRONMENTAL PRACTICES

Parks and recreation agencies have always been in the forefront in efforts to protect the environment. In the communities we serve, we have often been the first to institute environmental practices setting an example for others to follow. There are three obvious reasons parks and recreation agencies have been placed in this leadership role since the early days of environmental concern.

First, it is the role of most parks and recreation agencies to preserve open space, provide natural surroundings for recreation and contemplation and to teach people wise stewardship of their natural surroundings. Environmental protection was always part of our mission. In fact, it can be said that parks and recreation agencies were the environmental movement before it ever became recognized as a "movement." As concern for these issues became stronger in our communities, we were often first to incorporate them into our practices.

Second, because we are perceived as the community provider of greenspace and natural surroundings, our public demands responsible environmental practices. We are often held to a much higher standard for environmental protection because pollution and other environmental degradation is so inconsistent with the vision that the public has for us. Poor environmental practices in a park setting is magnified.

The third reason we have become leaders in the environmental movement has to do with money. Most parks and recreation agencies have a long history of having to do more with less. There is never enough funding to do what we have to and, in lean times it gets even worse. Downsizing vehicles, lowering thermostats, using alternative fuels, and minimizing waste are all examples of things many of us have done to save money. We must constantly be looking for ways to be more efficient and to lower our costs. Many of these efforts provide significant environmental benefit as well. Environmentally sound practices are often much less costly. Much of the time, the two go hand in hand.

So, using sound environmental practices are part of our basic job, the public demands it and it can save money. Are we doing all that we can? Are we doing enough? How do we know? It can be argued that protecting the environment is a neverending effort. We are never doing enough and there is always room for improvement. As leaders on this issue, it is important to at least know where we are in the effort and what can be done in the future. A useful tool in this regard is an environmental assessment.

### Environmental Assessment

An environmental assessment is a complete evaluation of current operations and practices that impact the environment in terms of waste and pollution and consumption of natural resources. It also includes the identification of technically and economically feasible opportunities to reduce these impacts. This assessment process has been used in the private sector with great success in reducing toxic and hazardous wastes, pollution and emissions and overall increased awareness of pollution prevention. If we look closely, the public sector does not differ much from the private sector (particularly service-oriented businesses) in terms of resources use and environmental impact.

public relations, improved health and safety, improved employee morale, and reduced liability. Be sure to factor them into your analysis.

### **Implementation Phase:**

Selection options for improvement that have passed the feasibility analysis. Some will be more feasible than others. Organize them in order of priority according to a method that fits your situation. It is usually best to list the easiest, least expensive options that reap the greatest returns first. It is also useful to establish a record keeping process to monitor results of improvement. Setting goals with reasonable schedules and monitoring progress are all important components of this phase.

Using this common sense approach to assessing and improving environmental practice in your agency will result in significant benefits.

### **Reduced Operating Cost**

Environmentally sound practices are often less costly

### **Overall Improvement in Environmental Quality**

We are perceived as leaders in environmental protection and must embrace our leadership responsibilities setting an example for other to follow.

### **Improved Employee Health, Safety and Morale**

Environmentally sound materials are less toxic and, therefore, safe for employees to use. This results in fewer injuries, healthier employees and higher morale. Demonstrating respect for the natural environment and employees help create a work environment employees are proud of.

### **Enhanced Public Image**

Good environmental practice is good management. It is cleaner, safer and often less costly; it is the way good organizations are run. Be sure to let people know about your success. Don't overlook the value of promoting the positive practices you use to help prevent environmental degradation and conserve natural resources.

## **Crime Prevention.**

The social problem is one that we have absolutely no control over, but it remains the main justification for security systems and is the most obvious reason to have the proper standards of security designed in our park systems. All security systems are designed to prevent crime from occurring. Limit the opportunity for a crime to be committed and provide some type of notification system in the event of a crime. For the purpose of this discussion, this paragraph entitled. " Crime Prevention" will refer to those major category crimes such as murder, rape, assault, arson, drugs, robbery and theft, and, unfortunately, there are few measures that can be taken to prevent serious crimes. The one major crime mentioned here that occurs most frequently in the park and recreation field is theft; theft may also be the only major category crime that can be successfully deterred and controlled by use of proper control procedures and the correct level of security. Because it is a crime against property, theft is more fully discussed as the main focus of "Resource Protection," later in the monograph.

## **Vandalism Reduction.**

Vandalism is one of the most frequent crimes committed within park and recreation department, and one of the most costly. Vandalism is separated from major category crime not only because it is less serious in nature but also because it occurs so frequently that it has become a major consideration in most maintenance program's repair and replacement effort, beyond that of normal wear and tear. This is not to imply that the desecrated Indian cave painting of the Grand Canyon or the famous "graffiti-festooned" subways of New York City are not serious crimes, but the majority of the acts of vandalism impacting park maintenance programs are expressed as "minor or nuisance damage to park property," when viewed or reported on an individual basis. Damage can range from breaking out all the windows in a community center to painting graffiti on the walls of a restroom, from removing the shingles from a park shelter to carving initials in an old tree along a trail.

Vandalism, although recognized as less serious than the major crimes mentioned under Crime Prevention, has a serious, disruptive and costly impact on any Park system. This impact is always demonstrated in terms of both monetary cost and social cost. Monetary costs are primarily reflected in the funds required for materials or supplies, human resources or contractual services and equipment that must be directed toward the damage repair. Secondary monetary costs, that often exceed repair costs, are reflected in the loss of revenue caused by the disruption or cancellation of programs and activities. Social cost associated with vandalism are very difficult to measure, but in areas of frequent vandalism, the psychological impact on both the park staff and patrons manifests itself in the low staff morale and diminished patron participation at park facilities where programs and normal park activities are disrupted by vandalism. Security systems and sound park design principles have proven to be effective deterrents to vandalism, when combined with sound management practices, staff awareness and solid community support.

## **Personnel and Public Safety**

The most important responsibility of any park department is to provide a safe environment for its employees to work, and a safe park system security, for it patrons to enjoy. Security, by definition, is the "quality or state of being secure, free from danger, fear or anxiety". All security systems are designed with both people and resource protection in mind, but there are certain additional security measures that are appropriate to use to provide higher levels of protection when activities warrant or situations dictate.

the plant. Spring flowering trees and shrubs should be pruned immediately after flowering. Such plants include forsythia, spirea, azaleas, dogwoods, cherries, plums and some Asiatic hollies. These plants set their flower buds in late summer and early fall on the previous season's growth. Pruning during the dormant season will remove buds and reduce flowering. Trees and shrubs that flower from summer through fall develop their flower buds on new shoots (current season's growth). These plants, which include crapemyrtle, hibiscus, althea, hydrangea, vitex and American hollies, should be pruned when dormant. Pruning during the summer will remove flower buds.

**Rejuvenation pruning:** Some shrubs can be rejuvenated by cutting the entire plant down to 6-12 inches from the ground. This is often the best choice if the plant is old or severely overgrown. Rejuvenation may also be done more gradually over a three-year period with 1/3 of the old growth removed each year. Shrubs that respond well to rejuvenation include forsythia, azalea, hollies, privet, barberries, crapemyrtles and photinia. Junipers cannot be rejuvenated. Small diameter (1/2 to 3/4 inch) trees such as most maples and oaks can be pruned at the soil line to develop a new straight leader if the tops are not tree form or straight. Other trees such as dogwoods have a high mortality when this is done. The general rule is that trees that form suckers readily can be cut back. This should be done early in the season just before buds begin to swell. After several new water sprouts develop, prune back to the one most vigorous shoot or development of a single leader tree or to 3 to 5 shoots for multi-stem trees.

**Pruning for vehicular and pedestrian traffic:** Branches over streets should be pruned to a height of 14 feet to reduce interference with vehicles, while branches over sidewalks should be maintained at 8 feet to prevent obstruction of pedestrians as they use sidewalks.

**Pruning large trees:** Pruning of large trees requires special equipment such as a bucket truck or use of climbing ropes and climbing gear. These pruning jobs generally require personnel familiar with climbing and specialized equipment. Many large trees are deformed through improper pruning or topping. Climbing spurs induce damage to trees and should only be used for "take down" operations.

Removal of large limbs, 2" or more, often requires a triple-cut technique. The first cut is a shallow cut of 1/4 to 1/3 of the diameter and made on the underside of the limb. Approximately 6" from tree trunk. The second cut is made 2" further out on the topside causing the branch to break away. This prevents tearing the bark on the tree, which occurs if one cut is made. A third cut is required to remove the stub. This cut should be made in front of the branch collar where the limb joins the tree rather than flush with the trunk. This procedure eliminates the need for shaping or tracing the wound and does not require that the wound be enlarged after pruning. If done properly, callus will form in an even circle to close the wound. The common application of an asphalt emulsion to a pruning wound is of no value in preventing decay and is no longer recommended. Proper pruning of trees and shrubs should be started early and continued when necessary throughout the life of the plant.

### **Maintenance of woodlands**

Maintenance of woodland requires selective thinning by removing the least desirable trees. Thus improving the aesthetic value of the remaining plants and the entire woodland. Limbing up and removal of dead branched improves the visibility into the woodland. Some low-story trees, such as dogwoods on the edge of a woodland, are more natural with their lower branches intact.





**THE OHIO PUBLIC WORKS COMMISSION**  
65 East State Street, Suite 312, Columbus, Ohio 43215-4213

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**DIRECTOR**

W. Laurence Bicking

07/12/2004

**Jack Sutton**  
Director  
Hamilton County Park District  
10245 Winton Road,  
Cincinnati, OH 45231

Subdivision Code : 061-02037

Dear Mr. Sutton,

Your request for financial assistance from the Ohio Public Works Commission has been approved for the project entitled **Northside Woods Tracts Acquisition** in the amount of \$ **123,522**. This Grant has been assigned project number **CBBAL**. Please use this number when calling or writing our office.

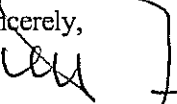
The enclosed Project Agreement defines **Hamilton County Park District's** responsibilities in accepting this financial assistance. Please review it carefully to ensure that the project has been accurately described and defined throughout the agreement's appendices. If any errors are found, or if any information needs to be updated, please contact us immediately.

Please execute the Project Agreement by signing both copies. **You must return one fully executed copy to the Commission within forty-five (45) days**, and retain the other for your files. This project may not proceed with acquisition, construction or purchase of materials, **until you have completed the following**; 1) returned one executed copy of the agreement to OPWC, 2) prepared and sent to OPWC a "Request to Proceed" 3) received approval from OPWC on your "Request to Proceed"

The Project Manager and Chief Financial Officer named in the agreement will each receive a separate mailing that explains their respective duties regarding project implementation. The Project Manager has also received a reference copy of the enclosed Project Agreement for their records. All of our project management related documents for the Clean Ohio Program are located at our Web page at [www.pwc.state.oh.us](http://www.pwc.state.oh.us). Once there, click on the link titled "**Clean Ohio Program**".

If you have any questions about any aspect of the program, please do not hesitate to call your Program Representative, **Rob White**, at 614/752-9344.

Sincerely,

  
W. Laurence Bicking  
Director

cc: District Committee